





## PROPERTY DESCRIPTION

This delightful property is an end one in a short row of four, which is located in a popular residential area, off Gisburn Road, within walking distance of a parade of shops, with the Valley Gardens Park also being close by. Providing well proportioned living space, this appealing home provides many advantageous attributes, including a lovely garden, off road parking for two to three cars and an extended kitchen, which requires updating and modernising, but offers lots of potential for buyers to plan and design this great space. This most appealing dwelling also offers extra potential for extending further at the side, subject to local authority planning permission, as other properties in the immediate vicinity have already done.

Early viewing is strongly recommended on this excellent family abode, which benefits from pvc double glazing and gas central heating and briefly comprises an entrance hallway and a pleasant living room, which has a stained wood fireplace surround, with a period style inset fitted with a living flame gas fire. The spacious, extended dining kitchen has fitted units, the ground floor shower room is fully tiled and stylishly fitted with a three piece white suite, and if buyers wanted to relocate the bathroom upstairs, this room could easily be converted into a utility room, whilst still incorporating a ground floor w.c. There are three decent sized bedrooms, the largest having an over stairs storage cupboard and the other two having built-in wardrobes.

The front garden is mainly laid to lawn, surrounded by hedging, providing extra privacy, there is tandem off road parking space at the side and a small, enclosed area at the rear, ideal for storing wheelie bins. NO CHAIN INVOLVED.

## FEATURES

- Delightful End House in Row of 4
- Well Proportioned Living Space
- Many Advantageous Attributes
- Hall & Living Rm - F'place & Gas Fire
- Spacious, Extended Dining Kitchen
- Stylish, Fully Tiled GF Shower Room
- 3 Decent Sized Bedrms with Cup's/W'robes
- Off Road Parking & Lovely Garden
- PVC DG & Gas CH - No Chain
- Lots of Potential & Scope - Viewing Rec.





## ROOM DESCRIPTIONS

### Ground Floor

#### Entrance Hallway

PVC double glazed, frosted glass entrance door, with a pvc double glazed, frosted glass window light above. Radiator and stairs to the first floor.

#### Living Room

14' 0" x 13' 2" into alcoves and recess (4.27m x 4.01m into alcoves and recess)  
This spacious and extremely pleasant room features a period style fireplace, fitted with a living flame gas fire and having a stained wood surround and tiled hearth. There is also a pvc double glazed window, overlooking the garden at the front, a radiator and television aerial point.

#### Extended Dining Kitchen

15' 7" x 10' 2" plus recesses (4.75m x 3.10m plus recesses)  
Providing huge potential to make this generously proportioned, extended room perfect for modern day family living, the dining kitchen is currently fitted with base units, laminate worktops and a one and a half bowl sink. It also has an electric cooker point, plumbing for a washing machine, pvc double glazed windows in three elevations and a pvc double glazed external door. There is also a useful under-stairs storage cupboard/panty, which houses the gas condensing combination central heating boiler and has an electric light.

#### Ground Floor Shower Room

8' 2" x 5' 6" (2.49m x 1.68m)  
Fully tiled and having been very stylishly and attractively refurbished, the shower room is fitted with a three piece white suite, comprising a walk-in, double size shower unit, with a fixed 'rainfall' style shower head, plus an additional, flexible shower head and a glazed shower screen. The w.c. and a wash hand basin are built into cabinets, with storage cupboards and drawers below the basin and an illuminated mirror above, and there is a radiator/heated towel rail, a pvc double glazed, frosted glass window, an extractor fan and downlights recessed into the pvc panelled ceiling.

### First Floor

#### Landing

Access to the loft space.

#### Bedroom One

13' 3" into alcoves x 11' 2" (4.04m into alcoves x 3.40m)  
This good sized double room enjoys a pleasant aspect/views and has a pvc double glazed window, radiator and over-stairs storage cupboard, which has fitted coat hooks and could be upgraded to provide a good sized wardrobe.

#### Bedroom Two

11' 8" x 7' 7" plus recess (3.56m x 2.31m plus recess)  
This second double room and has a built-in wardrobe, with a storage cupboard above, a pvc double glazed window and a radiator.

#### Bedroom Three

8' 9" x 6' 9" (2.67m x 2.06m)  
This single room also benefits from a built-in double wardrobe, with a storage cupboard above, and has a pvc double glazed window and a radiator.



### Outside

#### Front

A nice size, the garden is mainly laid to lawn, with a raised flowerbed and a path leading from the front pedestrian access gate to the entrance door into the house, then extending down the side of it to the rear. The garden is screened and surrounded by mature hedging.

#### Side

There is a paved patio, adjoining the front garden, and a drive providing tandem off road parking for two cars, with double wrought iron gates at one end.

#### Rear

Small, enclosed yard, ideal for wheelie bin storage.

#### Directions

Proceed from our office on Church Street into Skipton Road. At the 'T' junction, turn left and then go straight ahead at the mini roundabout into Gisburn Road. Immediately after the second parade of shops on the left, turn left into Richmond Road and continue past Frederick Street on the right and Federation Street on the left and Dickens Avenue is next on the right off Richmond Road.

#### Viewings

Strictly by appointment through Sally Harrison Estate Agents. Office opening hours are Monday to Friday 9am to 5.30pm and Saturday 9am to 12pm. If the office is closed for the weekend and you wish to book a viewing urgently, please ring 07967 008914.

#### Disclaimer

Fixtures & Fittings – All fixtures and fitting mentioned in these particulars are included in the sale. All others are specifically excluded. Please note that we have not tested any apparatus, fixtures, fittings, appliances or services and so cannot verify that they are working order or fit for their purpose.

Photographs – Photographs are reproduced for general information only and it must not be inferred that any item is included in the sale with the property.

#### House to Sell?

For a free Market Appraisal, without obligation, contact Sally Harrison Estate Agents to arrange a mutually convenient appointment.

#### 08G24TT

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales			EU Directive 2002/91/EC

# FLOORPLAN

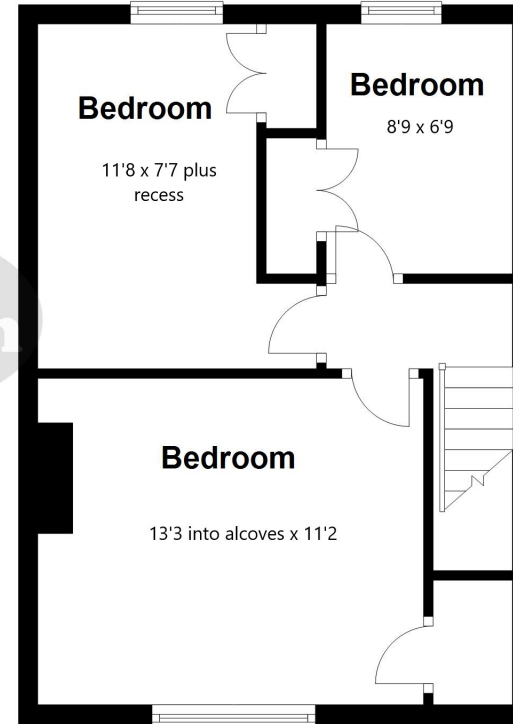
## Ground Floor

Approx. 42.2 sq. metres (453.9 sq. feet)



## First Floor

Approx. 35.0 sq. metres (376.5 sq. feet)



Total area: approx. 77.2 sq. metres (830.4 sq. feet)

All floorplans are provided for information and illustrative purposes only. Although we endeavour to provide truthful representation, we do not in any way the accuracy of the floorplan layout and measurements may contain errors and omissions. We are not liable for and do not accept any liability relating to any loss or damage suffered as a direct or indirect result of use of any information on this floor plan.

Plan produced using PlanUp.

